



35 Austin Avenue, Lilliput BH14 8HD
£1,195,000 Freehold

MAYS
ESTATE AGENTS



Property Summary

An imposing four bedroom three bathroom detached contemporary residence. Enjoying elevated Poole Harbour views, feature balcony sun terrace, landscaped rear garden and a private garage. Perfectly situated on one of Lilliput's most desirable avenues near Salterns Marina and Parkstone Yacht Club.



Key Features

- Imposing detached contemporary residence
- Open plan kitchen lifestyle room & dining area
- Utility Room
- Separate lounge reception
- Principal bedroom with dressing room & ensuite
- Three further double bedrooms, one with ensuite
- Top floor lounge with stunning Poole Harbour views from the balcony
- Landscaped rear garden
- Garage
- Perfectly situated on one of Lilliput's most desirable avenues



About the Property

A completely renovated and extended four bedroom three bathroom detached lifestyle home enjoying Poole Harbour views and superb positioning within the highly coveted Lilliput & Baden Powell school catchment area, near local amenities, Salterns Marina and Parkstone Yacht Club.

The property is approached via a low maintenance front drive allowing off-road parking for various vehicles and leads to an open front porch and attached garage.

On entry, a welcoming entrance hall leads through to an extended kitchen lifestyle room, front lounge reception, WC and stairs to the first floor.

The open plan kitchen lifestyle room spans the entire width of the rear elevation and presents modern living, enjoying underfloor heating, a quality fitted kitchen with a sociable island and breakfast bar, and plenty of space for soft seating and dining with clearly defined areas – perfect for entertaining. Full height aluminium sliding doors lead to the landscaped rear patio sun terrace and low maintenance garden. A door off the kitchen leads to a good sized utility room with a side door.

A cosy front lounge reception room benefits from a feature log burner and bay window.

On the first floor, there are three spacious bedrooms with the principal bedroom enjoying a walk-in wardrobe area and contemporary shower room. The second double bedroom is to the rear of the property and overlooks the landscaped rear garden with the third double bedroom currently set up as a home office. A quality family bathroom completes the first floor.

One of the main attractions of this stunning home is evident to us on the top floor where our vendors have skilfully extended the roof line to create a most contemporary family room with feature vaulted ceilings and access to an open balcony terrace with a glass balustrade enjoying stunning elevated Poole Harbour views. A further spacious bedroom, ensuite shower room and fitted storage are located to the rear of this floor making this area ideal for those wanting a degree of separation from the rest of the household or a luxury guest bedroom with a connecting lounge.

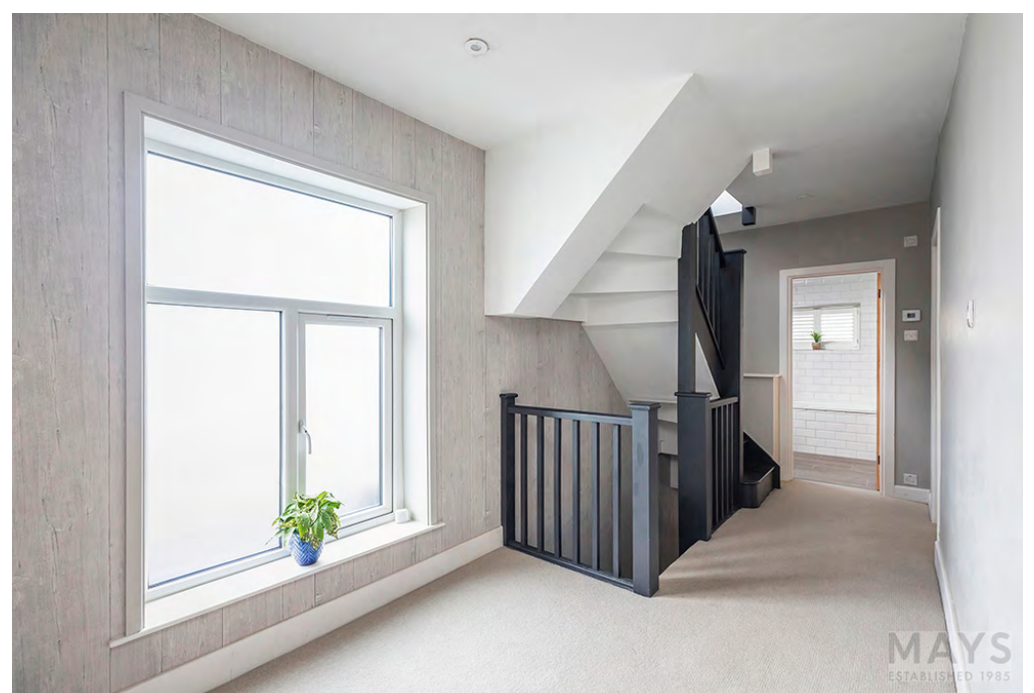
Externally, the property offers a low maintenance front drive, an attached garage and a landscaped rear garden, enclosed by sleeper borders and a rendered retaining wall. The property also enjoys side access and a level patio sun terrace immediately adjoining the rear of the property.

Tenure: Freehold

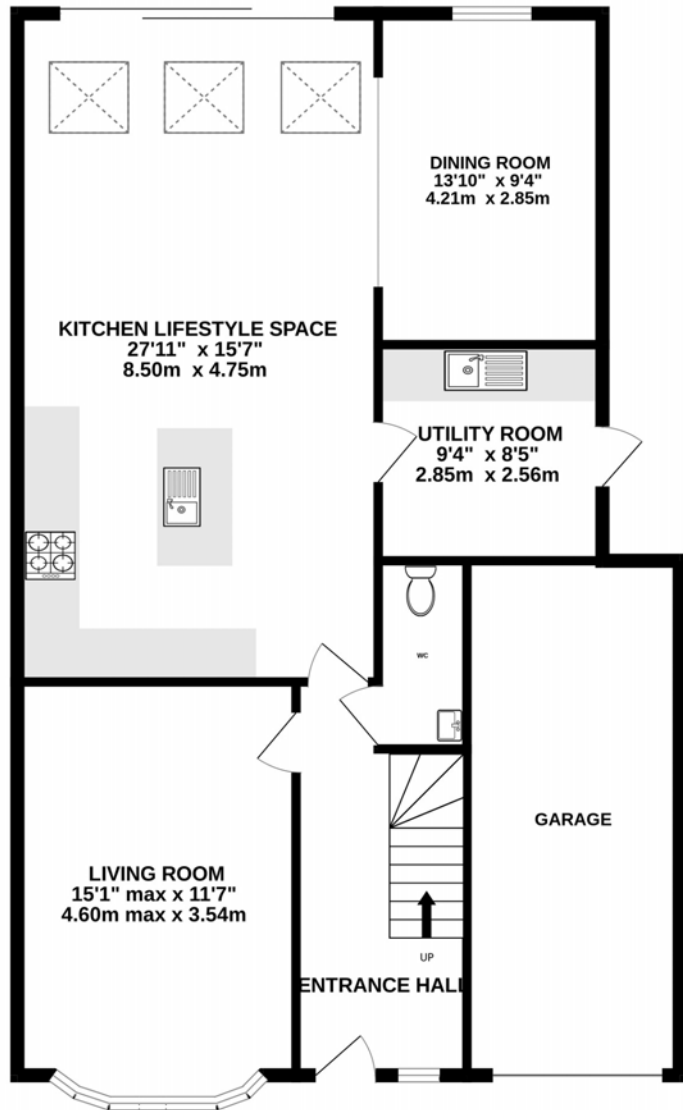
Council Tax Band: E



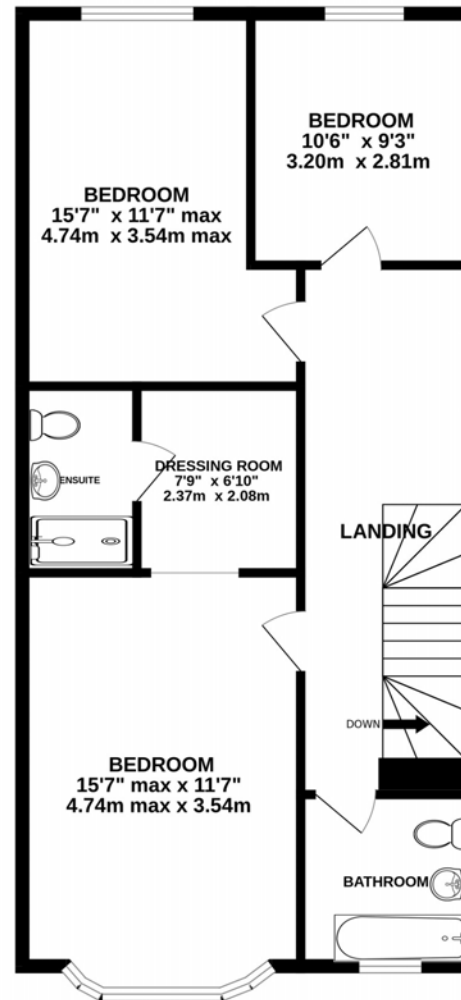




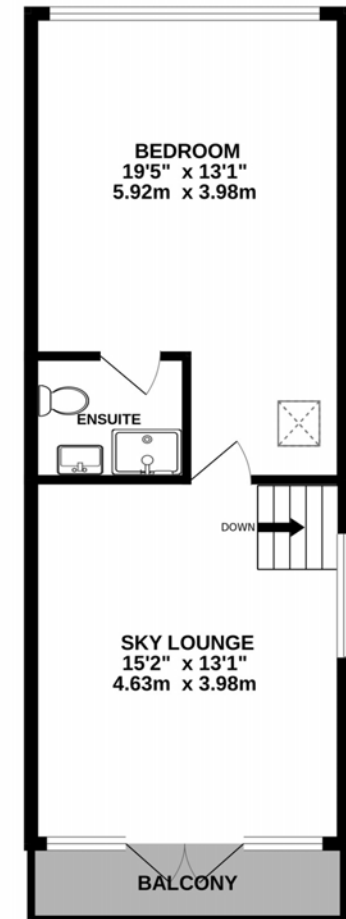
GROUND FLOOR
1157 sq.ft. (107.5 sq.m.) approx.



1ST FLOOR
748 sq.ft. (69.5 sq.m.) approx.



2ND FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 2356 sq.ft. (218.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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About the Location

Lilliput village is located approximately one mile from the award-winning beaches at Sandbanks and is home to Salterns Marina, with a variety of shops including a Tesco Express, award-winning Mark Bennett patisserie, Thai restaurant and take away, hairdressers, surf and bike shops. There is also a doctors' surgery and chemist, along with the highly rated Lilliput First School. Lilliput offers good communications to the town centres of Poole and Bournemouth.

The Sandbanks Peninsula offers the chain ferry to Studland as well as miles of National Heritage Coastline and the Purbeck hills with fantastic walking and cycling trails.

Transport communications are excellent as the mainline railway station at Poole provides services to Southampton and London. The area offers many sporting facilities including the prestigious Parkstone Golf Club close by.

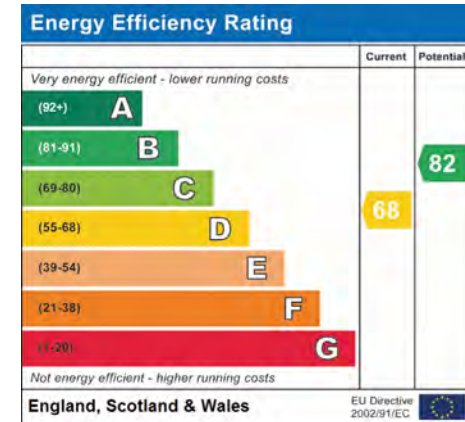
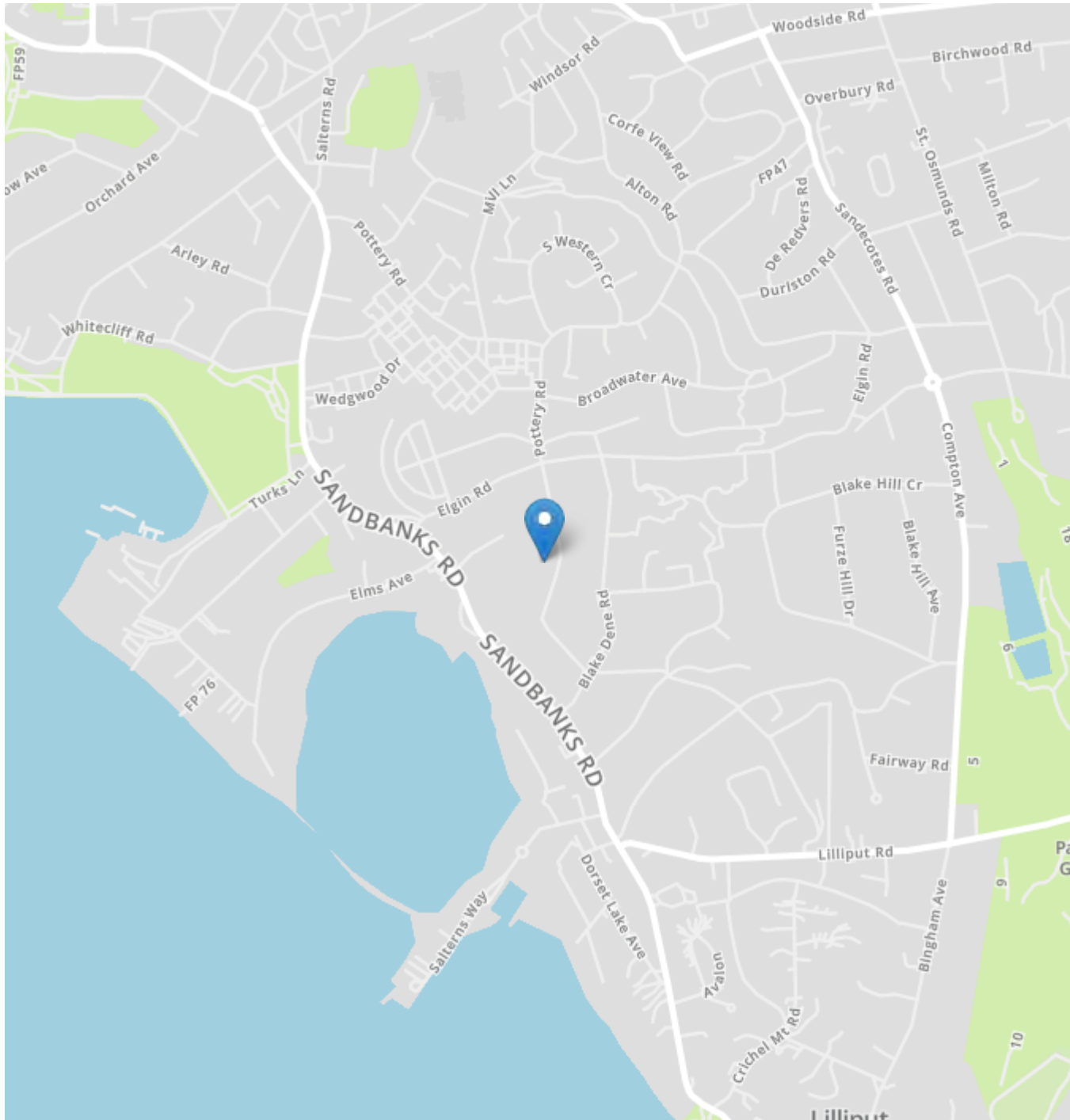


About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.



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New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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